

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 8, 2004 PLANNING COMMISSION MEETING

PROJECT #: Preliminary Plat #05009
West Hobelman Addition

PROPOSAL: Preliminary plat 8 commercial and industrial lots.

LOCATION: Southwest 14th Place and West "O" Street.

WAIVER REQUEST:

1. Allow sanitary sewer to run opposite street grade.
2. Allow sanitary sewer depth to exceed 15 feet.
3. Eliminate on-site detention.
4. Construct sanitary sewer on the east side of Sw 14th Place.
5. Construct water on the west side of SW 14th Place.

LAND AREA: 9.79 acres, more or less.

CONCLUSION: This plat generally conforms to the Comprehensive Plan, and Zoning and Subdivision Ordinances provided additional access is shown to facilitate development of adjacent properties. Requested waivers are acceptable, except for sewer depth and detention.

<u>RECOMMENDATION:</u>	Conditional Approval
Waivers:	
1. Allow sanitary sewer to run opposite street grade.	Approval
2. Allow sanitary sewer depth to exceed 15 feet.	Denial
3. Eliminate on-site detention.	Denial
4. Construct sanitary sewer on the east side of Sw 14 th Place.	Approval
5. Construct water on the west side of SW 14 th Place.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 and 2, West Hobelman Addition, located in the NE 1/4 Section 28 T10N R6E, Lancaster County, Nebraska. A metes and bounds description is attached.

EXISTING LAND USE AND ZONING:

Restaurant, Auto dealer
Vacant

H-3 Highway Commercial
I-1 Industrial

SURROUNDING LAND USE AND ZONING:

North:	Commercial	H-3 highway Commercial
South:	Railroad, vacant	I-1 industrial
East:	Auto dealer	H-3 Commercial
West:	Vacant	H-3 Commercial

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Commercial and Industrial. (F 25)

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (F 22)

Industrial: Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use. Some commercial activities may also take place in predominantly industrial districts, such as office, retail, or warehouses. (F 22)

HISTORY:

Jun 2003 Final Plat #03006 West Hobelman Addition approved the subdivision of 2 irregular tracts into 2 lots.

May 1979 The zoning update changed the zoning on this property from H-2 Highway Commercial and K Light Industrial to H-3 Highway Commercial and I-1 Industrial.

UTILITIES: Public utilities are available in West “O” Street. Waivers have been requested to construct the utilities as shown on the plans.

TOPOGRAPHY: The site slopes gradually from north/northeast to south/southwest, with a drainage path following the west and south property lines.

TRAFFIC ANALYSIS: The 2025 Comprehensive Plan designates West “O” Street as a Principal Arterial, both now and in the future. (E 49, F 103) Neither the Comprehensive Plan nor the CIP identify any additional right-of-way needs or projects for this portion of West “O” Street. The final plat for these lots relinquished access to West “o” except for SW 14th Place; the existing driveway should be removed.

Principal Arterials: This functional class of street serves the major portion of through-traffic entering and leaving the urban area and is designed to carry the highest traffic volumes. These serve intra-area traffic such

as between the CBD and outlying residential areas and traffic between major inner-city communities or suburban centers. Included in this class are fully controlled access facilities and partially controlled access facilities.

ENVIRONMENTAL CONCERNS: Portions of this plat are shown within the 100-year floodplain, and appear to include wetland areas. Applicant has requested a letter of Map Amendment from FEMA to change the limits of the 100-year floodplain and remove this plat from within its boundaries. Applicant has also asserted the potential wetlands on site will be officially mapped sometime before Winter, 2005.

ANALYSIS:

1. This is a request to preliminary plat 9.79 acres into 8 lots. This property is currently zoned H-3 and I-1.
2. West "O" Street has a center turn lane, which provides full access to this site at SW 14th Place; additional access to West "O" Street has been relinquished and the existing driveway should be removed. At present, there is no median across this frontage. Although none are planned at this time, future improvements to West "O" Street may result in limitations on access at SW 14th Place.
3. The development of this property should include a roadway system connecting the east and west boundaries of the plat in order to facilitate the future development of adjacent parcels and provide east/west circulation. The nearest traffic signal is located at West "O" and Capitol Beach Boulevard, approximately 380' east of this property.
4. City Department comments:

Public Works Engineering Services:

- 4.1 The requested waiver of design standards to construct sanitary sewer opposite street grade is satisfactory to Public Works. However, it does not appear that the requested waiver of design standards to construct sanitary sewer in excess of 15' is required. The plans show the sewer being constructed at a grade more than the minimum slope. If the plans are revised to show the sewer constructed at minimum grade the depth waiver is not necessary.
- 4.2 A waiver to construct sanitary sewer on the east side of the street needs to be requested. As discussed in meetings with the applicant, due to the proximity to existing structures, this waiver is acceptable to Public Works.
- 4.3 A waiver to construct water mains on the west side of the street needs to be requested. As discussed in meetings with the applicant, due to the proximity of existing structures, this waiver is acceptable to Public Works.

- 4.4 Public Works does not approve the requested waiver of design standards for storm water detention. G & C Addition and EDM Industrial Park have recently been approved in the vicinity of this project and both required detention. There does not appear to be any justification for waiving the detention requirement. If the applicant wishes to locate the required detention on the property to the west, as referenced in the submittal letter, this area should be included in this plat and proof of ownership will need to be provided.
- 4.5 As stated above detention is required with this plat and all information regarding detention as required in the Drainage Criteria Manual and Design Standards need to be provided to the satisfaction of Public Works.
- 4.6 The grading and drainage plan may need to be revised as a result of the required detention facilities.
- 4.7 A street system needs to be shown to provide for subdivision of and connection to the adjacent properties to the east and west.

Public Works Watershed Management:

- 4.8 Requested waiver of detention requirements on this site is unacceptable. Provide required detention calculations and supporting documentation as per Drainage Criteria Manual Chapters 2 and 6.
- 4.9 Since Letter of Map Amendment has not yet been approved by FEMA, all lots currently shown in the 100-year floodplain on the FEMA map will be required to adhere to lowest floor elevation requirements (as per Lincoln Municipal Code 27.52) rather than minimum opening elevation requirements. Change site specific notes to reflect this condition.

Parks and Recreation:

- 4.10 Developer/Engineer must contact the Forestry Department regarding the assignment of street trees.

- 5. LES will require utility easements to be shown on the plans.

CONDITIONS:

Site Specific:

- 1. Complete the following instructions and submit revised documents and plans along with 6 copies to the Planning Department office. Once approved, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval. These documents and plans are required by ordinance or design standards.
 - 1.1 Revise the preliminary plat as follows:

- 1.1.1 Provide an east/west roadway to facilitate east/west circulation and the future development of adjacent properties. Project the extension of the roadway at least 300' beyond the boundary of this plat.
- 1.1.2 Complete revisions and provide documentation as requested in Analysis paragraph 4, to the satisfaction of the Public Works Department.
- 1.1.3 Add as note indicating street trees will be shown with final plats.
- 1.1.4 Show required LES easements.
- 1.1.5 List all waivers that are granted.
- 1.1.6 Show sanitary sewer constructed at minimum grade and less than 15 feet below grade, unless the waiver request is approved by City Council.
- 1.1.7 Show on-site detention and provide required documentation, unless the waiver request is approved by City Council.
- 1.2 Provide a bond in the amount of \$ to guarantee the removal of the driveway return and construction of sidewalk, curb, and gutter along West "O" Street.

General:

- 2. Final Plats will be approved by the Planning Director after:
 - 2.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, streetlights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
 - 2.2 The existing driveway return is removed and replaced with curd, gutter, and sidewalk, or a bond is posted to guarantee the completion of such work.

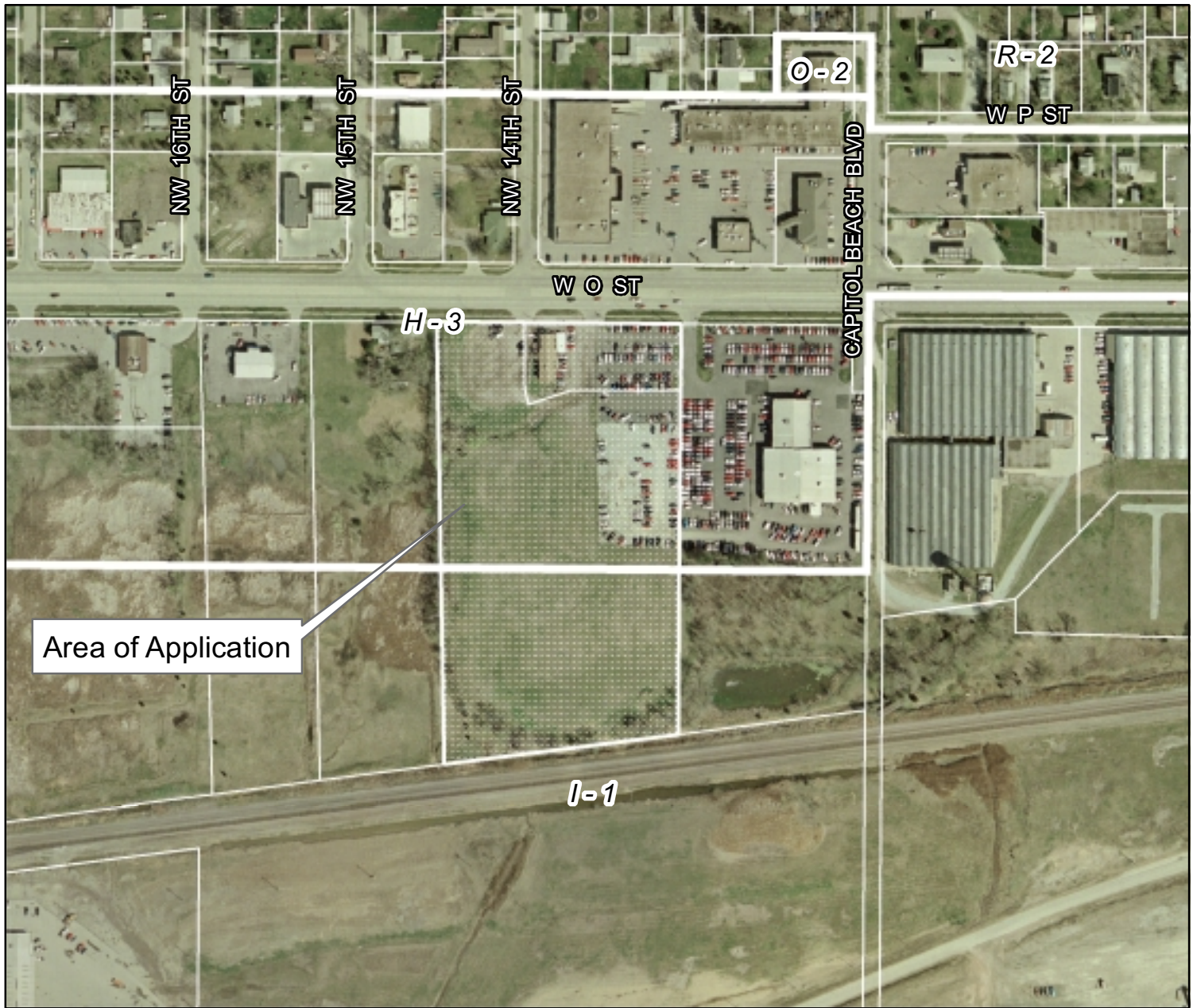
Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: May 23, 2005

**Applicant
and
Owner:** Lincoln North Creek, LLC
3801 Union Drive, Suite 102
Lincoln, NE 68516
402.434.5650

Contact: Brandon Garrett
Engineering Design Consultants
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68504
402.434.5650



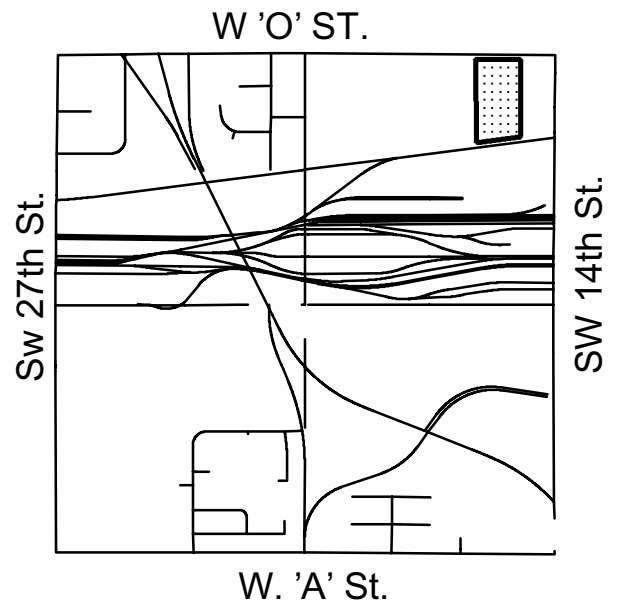
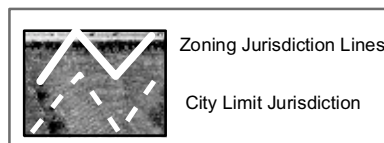
2002 aerial

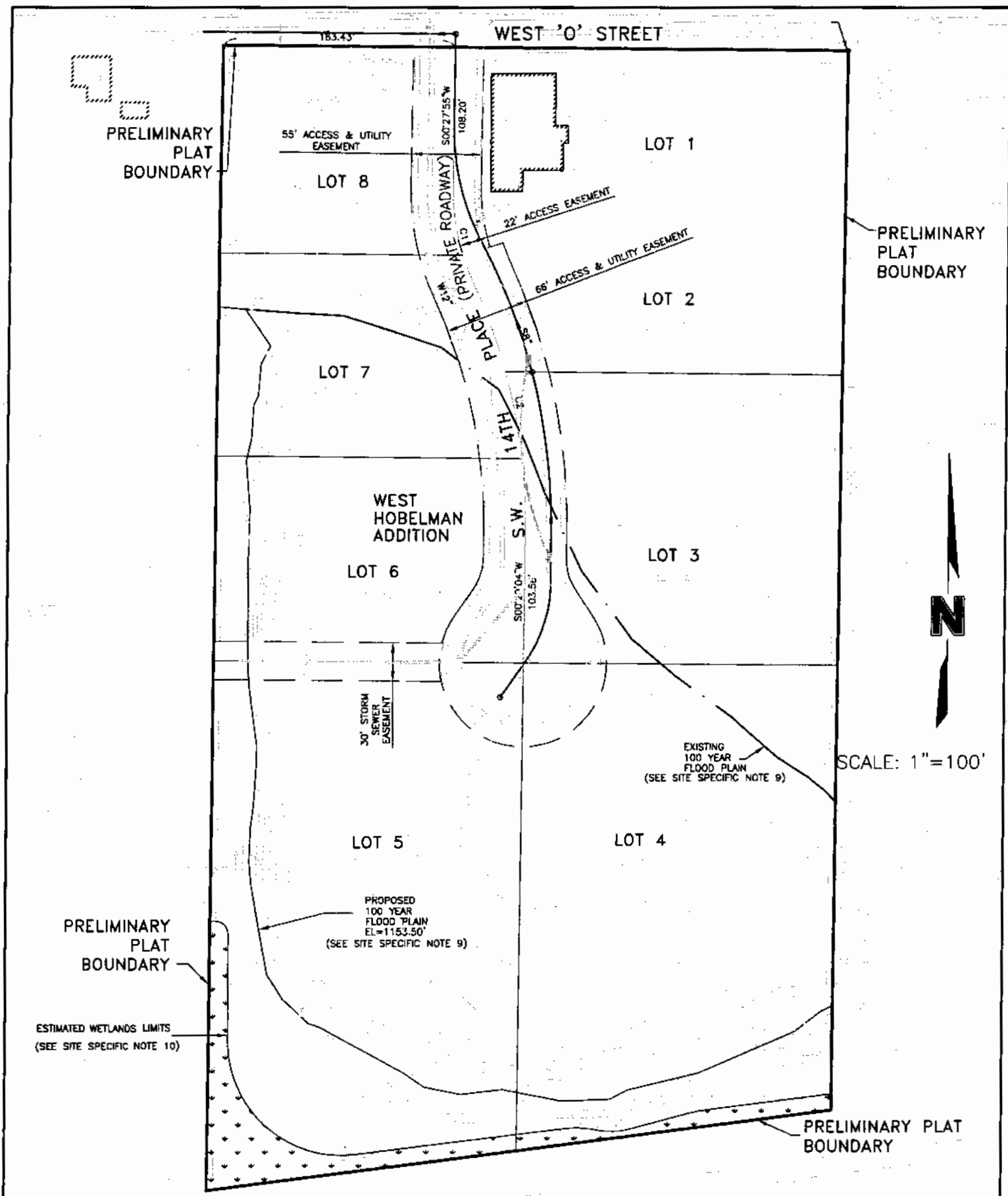
Preliminary Plat #05009 **West Hobelman Add.** **SW 14th & W 'O' St.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec.28 T10N R6E





2200 Parker Ave. Suite 100 Lincoln, NE 68501
402-438-4014 • Fax 402-438-4028

**WEST HOBELMAN ADDITION
PRELIMINARY PLAT
LINCOLN, NEBRASKA**

Drawn By: DAB
Dwg.: SITE DWG
Date: 05/5/2005
Job#: 04-029-25

**SHEET
1 OF 1**



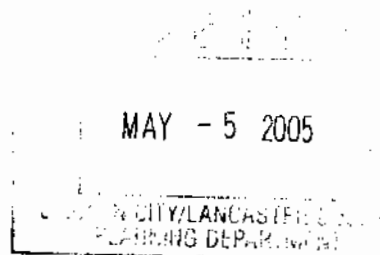
Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

May 5, 2005

Greg Czaplewski
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: West Hobelman Addition
Preliminary Plat Submittal
EDC Job #04-029-25



Dear Mr. Czaplewski,

On behalf of Engineering Design Consultants client, Lincoln North Creek, LLC, the following application is hereby submitted per the subdivision review process:

1. Application for a Preliminary Plat.

The West Hobelman Addition is a 9.79 acre site generally located south of the intersection of West 'O' Street/U.S. Highway 6 and Northwest 14th Street. The development will consist of 6 commercial lots and 2 industrial lots to encourage infill development along West 'O' Street. The West Hobelman Addition Preliminary Plat includes the following:

1. The existing zoning is H-3 and I-1.
2. The Red Fox Steak House and Lounge is an existing use and is located on Lot 1 of the West Hobelman Addition.
3. The common lot line between Lot 1 and Lot 8 of the West Hobelman Addition Preliminary Plat is adjusted off of the centerline of the S.W. 14th Place private roadway. The location of the lot line enables the existing building of The Red Fox Steak House and Lounge to be in conformance with the 30 foot minimum front yard setback in accordance with the H-3 zoning district.
4. S.W. 14th Place is a private roadway.
5. Total Usage
 - a. Commercial Lots 6
 - b. Industrial Lots 2
 - c. Total Lots 8
6. Direct vehicular access to West 'O' Street/U.S. Highway 6 is relinquished except where shown.
7. A minimum building opening elevation shall be 1 foot above the proposed 100 year flood elevation.
8. Individual lot landscape plans shall be reviewed at the time of building permit.

9. A letter of map amendment (LOMA) application has been filed with the Federal Emergency Management Agency (FEMA) to change the limits of the 100 year flood.
10. Wetlands have been identified to exist on the site. The wetlands will be officially delineated between May 1, 2005 and October 1, 2005 due to the timing of the plat. The estimated limits of the wetlands may change due to the official delineation.
11. The following waivers are being requested to the City of Lincoln Design Standards:
 - a. A waiver is requested to Title 2, Chapter 2.00, Section 3.6 to allow sanitary sewer to run opposite of street grade for S.W. 14th Place and construction of sanitary sewer greater than 15 feet. The waiver would eliminate the need to cross the railroad to the south in order to connect to the trunk sewer.
 - b. A waiver is requested to Title 2, Chapter 2.05, Section 3.3 to waive an on-site detention facility. The developer has planned to purchase the adjacent property to the west, which includes an area of existing wetlands. The on site drainage for the West Hobelman Addition will be routed to the existing wetlands as the amount of storm water runoff is not significant enough to adversely affect the area.
12. The developer has interest in Lot 92 Irregular Tract located to the west of the West Hobelman Addition Preliminary Plat. The developer's interest is to purchase the property from Betsy Williams and develop the property in conformance with the Comprehensive Plan.
13. The developer owns Lot 41 Irregular Tract and Lots 1 through 6 of Hotelman's Subdivision located to the east of the West Hobelman Addition Preliminary Plat. The property is currently being used as an auto dealership at this time. The developer does not have plans to change the current use.

If you have any additional questions or concerns please contact me at 438-4014 or at bgarrett@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Brandon M. Garrett
Land Planner

Enclosed:

8 Sets of Sheets 1-3
13 Copies of Sheet 2
8.5 x 11 Site Exhibit
8.5 x 11 Legal Description
Check in the amount of \$1,000

c: Bob Lewis

WEST HOBELMAN ADDITION LEGAL DESCRIPTION

LOTS 1 & 2, WEST HOBELMAN ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST O STREET; THENCE S00°27'56"W, 831.62 FEET; THENCE S82°50'37"W, 497.75 FEET; THENCE N00°26'55"E, 897.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST O STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S89°32'42"E, 493.61 FEET TO THE POINT OF BEGINNING, CONTAINING 426,664.44 SQUARE FEET (9.79 ACRES) MORE OR LESS.